

A G E N D A

JAMES CITY COUNTY BOARD OF SUPERVISORS

WORK SESSION

County Government Center Board Room

July 27, 2004

4:00 P.M.

A. CALL TO ORDER

B. ROLL CALL

C. BOARD DISCUSSIONS

1. Joint Meeting with the Economic Development Authority Board of Directors
2. Independent Water System Connection Fee

D. CLOSED SESSION

1. Consider a Personnel Matter Involving the Annual Performance Review of the County Administrator, Pursuant to Section 2.2-3711(A)(1) of the Code of Virginia

E. RECESS

072704bsws.age

MEMORANDUM

DATE: July 27, 2004
TO: The Board of Supervisors
FROM: Keith A. Taylor, Economic Development Authority Secretary
SUBJECT: Joint Work Session Outline

Attached for your information is a discussion outline which the Economic Development Authority (EDA) intends to use with the Board at the July 27, 2004, Joint Work Session.

Keith A. Taylor

KAT/gb
JWSoutline.mem

Attachment

DISCUSSION OUTLINE DRAFT
for
BOS/EDA JOINT WORK SESSION

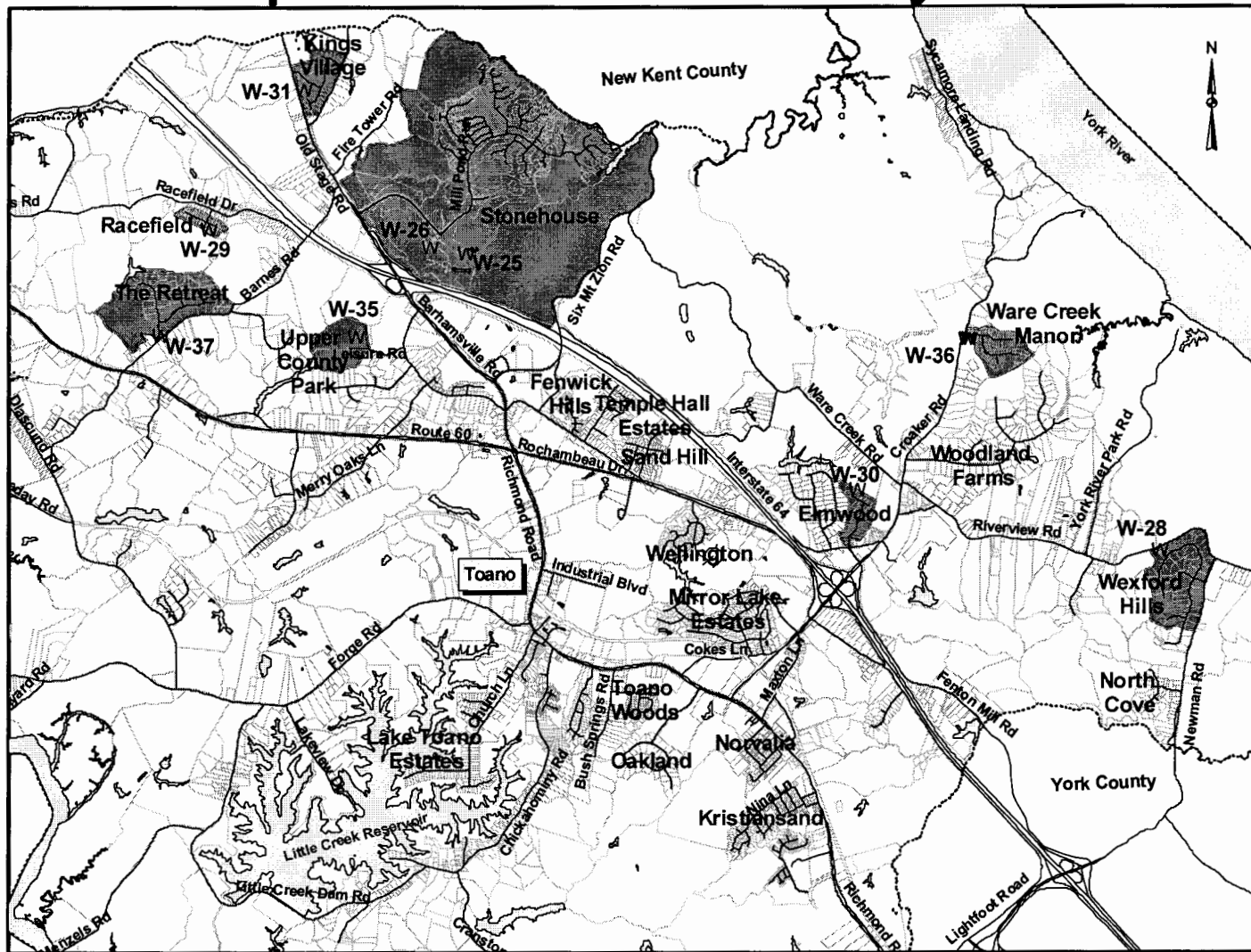
July 27, 2004

- I. REVIEW EDA MISSION AND VALUES STATEMENTS
- II. REVIEW EXAMPLES OF RECENT EDA ACTIVITIES
 - A. Managed Technology Policies Consultant Study
 - B. 2003 Comprehensive Plan Update input
 - C. Sponsored creation of W&M Business School Metrics Fiscal Impact Analysis Model for County
 - D. Organized and staged Women-Owned and Minority Business Enterprise Procurement Conference
 - E. Selective input on economic development-related re-zoning and Special Use Permit cases
 - F. Requested legislative action to change name from “Industrial Development Authority of James City County” to “Economic Development Authority”
 - 1. Part of BOS 2004 General Assembly Legislative Package
 - 2. Approved by General Assembly and Governor
 - 3. Became effective this past July 1
- III. RATIONALE FOR NAME CHANGE
 - A. More reflective of broader base of recent previous involvement (reference activity highlights above as examples)
 - B. Presents opportunity to explore with you other areas of activity
- IV. OTHER POSSIBLE ACTIVITY AREAS
 - A. Enhanced Education/Public Awareness of EDA by EDA
 - 1. Who we are
 - 2. What we do
 - 3. Why we do it
 - B. Establish A Joint Task Force
 - 1. Composition
 - a. Board of Supervisors representative
 - b. Economic Development representative
 - c. Plannign Commission representative
 - d. County Staff representatives (Office of Economic Development, Development Management, Financial Management Services)
 - e. County business representatives (2-3)
 - 2. Identify ways to ease the regulatory process for economic development target projects (e.g., performance standards vs. list of uses zoning, ease the SUP process)
 - 3. Discuss County interest in attracting and ways to attract large retail establishments
 - 4. Identify and discuss ways to maximize other economic development opportunities (e.g., new hospital as an attractor, development/redevelopment of riverfront area[s])
 - C. Small Business Support
 - 1. Create James City County definition
 - 2. Then identify
 - 3. Solicit small business interest in visitation via mail/E-mail
 - 4. Technology-related business incubator
 - 5. Incentives?

Independent Water System Connection Fee (Proposed)



Independent Water Systems



Independent Water Systems

Subdivisions	Customers Served
Stonehouse	138
Wexford Hills	30
Racefield	35
Glenwood Acres	32
Kings Village	49
Ware Creek	64
The Retreat	07
Total Customers	405

- JCSA currently operates seven Independent Water Systems



Independent Water System Code Requirement

- Section 19-57 –Major Subdivision- 6 Lots or Greater
 - Developer required to build water system
 - Dedicate to JCSA
- Why
 - Ensure adequate water supply with capable operator
 - Provide enhanced water supply and fire protection
 - Protection of aquifers
 - Preclude County or JCSA from incurring expense of retrofitting neighborhood with public water system(i.e. Sandhills)



Background

- Results of December 3, 2003 work session with Municipal Finance and Service Group:
 - Determined that costs to operate Independent Water Systems exceeded revenues
 - Recommended assessing a \$4,000 fee for each lot created
 - Revenues go to restricted fund proceeds to offset deficit
 - Option: Increase Service Fees as follows:

Fiscal Year	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>
(collective)	\$4.93	\$5.01	\$5.10	\$5.18 per 1,000gals
(individual)	\$3.83 - \$12.00 per 1,000 gals			

- **Board agreed in concept to assessing fee**



Recommendation

- Amend regulations governing utility services as follows:
 - Create \$4,000 per Lot fee for Independent Water System
 - Fees assessed on lots created by development plans submitted after August 1, 2004
 - Fee paid before acceptance by JCSA
 - Revenue to be deposited in restricted fund
 - Investment returns to be used will offset expense of operating system
 - If System is converted to Central Water System, fees can be used to cover the cost of the connection
 - Remaining fee revenue to stay in fund

